

## RE: Moving budget

**Subject:** RE: Moving budget

**From:** Robert Buente </o=ExchangeLabs/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=c7b1814176124b59b21d8fda30e507d8-bbunte>

**Date:** 03/07/2018 10:59 AM

**To:** 'Ellen Riotto' <ellen@southpark.la>

**CC:** Robin Bieker <robin@biekerco.com>, Daniel Taban <daniel@jadeent.com>

Ellen:

Give me a call to discuss. Do we know what the owner wants with respect to lease terms?

Thanks

Bob

Robert Buente

President/CEO

1010 Development Corporation

1001 South Hope Street

Los Angeles, CA 90015

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[bbuente@1010dev.org](mailto:bbuente@1010dev.org)

From: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la)>

Sent: Wednesday, March 7, 2018 10:38 AM

To: Robert Buente <[bbuente@1010dev.org](mailto:bbuente@1010dev.org)>

Cc: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)>; Daniel Taban <[daniel@jadeent.com](mailto:daniel@jadeent.com)>

Subject: FW: Moving budget

Bob,

Want to loop you into this. Daniel and I saw 1036 S Grand yesterday. The space and location is perfect, but definitely needs a lot of work, and the owner isn't willing to do any TIs. We received site plans today, and I'd like to find a pro-bono or highly-discounted architect to put space plans together so we can estimate the cost of improvements. Do you think we should work backwards (ie. set a NTE and see if we can make the improvements within those constraints)?

Thanks,

Ellen

From: Marcus Lieber <[Marcus.Lieber@armaninoLLP.com](mailto:Marcus.Lieber@armaninoLLP.com) <<mailto:Marcus.Lieber@armaninoLLP.com>> >

Date: Tuesday, March 6, 2018 at 4:17 PM

To: Ellen Riotto <[ellen@southpark.la](mailto:ellen@southpark.la) <<mailto:ellen@southpark.la>> >

Cc: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com) <<mailto:robin@biekerco.com>> >

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Hi Ellen,

The BID has a substantial reserve of funds between both prior BIDs (2007-2012 & 2013-2017).

I suggest to first use the \$110,743.16 in the 2007-2012 BID's bank account. If more money is needed to cover TI, then you can use some of the 2013 BID reserves which is over \$500K.

Good luck finding a new location and let me know if we can do anything to assist.

## RE: Moving budget

Thanks,

Marcus Lieber  
Supervising Senior  
Business Management

ArmaninoLLP <<http://http.armaninolp.com>>  
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From: Ellen Riotto [<mailto:ellen@southpark.la>]  
Sent: Tuesday, March 6, 2018 2:35 PM  
To: Marcus Lieber <[Marcus.Lieber@armaninolp.com](mailto:Marcus.Lieber@armaninolp.com)> <<mailto:Marcus.Lieber@armaninolp.com>>  
Cc: Robin Bieker <[robin@biekerco.com](mailto:robin@biekerco.com)> <<mailto:robin@biekerco.com>>  
Subject: Moving budget

Hi Marcus,

I'm in the process of looking at new office spaces, and it would be helpful for me to have a rough idea of how much money we could potentially allocate to the move, including Tenant Improvements. It's highly unlikely that we'll find another space for less than \$11k/mo in rent. Can you give a rough recommendation for a moving budget?

Thanks,

Ellen

Ellen Riotto  
Executive Director

South Park Business Improvement District

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24/7 DISPATCH: 866-560-9346

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